

171.0

0005

0002.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
925,400 / 925,400

USE VALUE:

925,400 / 925,400

ASSESSED:

925,400 / 925,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DURANT JOHN L/ELIZABETH
Owner 2:	
Owner 3:	

Street 1: 11 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PRIOR JOHN J/LISA A -

Owner 2: -

Street 1: 11 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1925, having primarily Wood Shingle Exterior and 2303 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7500.000	469,700	4,200	451,500	925,400			
Total Card		0.172	469,700	4,200	451,500	925,400	Entered Lot Size		
Total Parcel		0.172	469,700	4,200	451,500	925,400	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	401.82	/Parcel: 401.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	469,600	4200	7,500.	451,500	925,300	925,300	Year End Roll	12/18/2019
2019	101	FV	384,500	4200	7,500.	451,500	840,200	840,200	Year End Roll	1/3/2019
2018	101	FV	383,800	4200	7,500.	399,900	787,900	787,900	Year End Roll	12/20/2017
2017	101	FV	383,800	4200	7,500.	335,400	723,400	723,400	Year End Roll	1/3/2017
2016	101	FV	383,800	4200	7,500.	335,400	723,400	723,400	Year End	1/4/2016
2015	101	FV	341,000	4200	7,500.	290,300	635,500	635,500	Year End Roll	12/11/2014
2014	101	FV	341,000	4200	7,500.	280,600	625,800	625,800	Year End Roll	12/16/2013
2013	101	FV	341,000	4200	7,500.	267,000	612,200	612,200		12/13/2012

Parcel ID 171.0-0005-0002.A

!13273!

PRINT

Date 12/11/20 Time 03:15:28

LAST REV

Date 08/03/20 Time 09:55:34

danam

13273

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRIOR JOHN J/LI	41311-513		10/29/2003		599,900	No	No		
HUANG THOMAS SH	33907-247		10/26/2001		446,000	No	No		
	11699-635		6/26/1969		39,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2020	549	Solar Pa	27,572	C				
4/28/2020	466	Heat App	20,000	C				
7/15/2004	626	Manual	2,500	C	G6	GR FY06	new cabinets	

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
3/5/2009	Inspected	189	PATRIOT
12/8/2008	Measured	294	PATRIOT
4/1/2005	Permit Visit	BR	B Rossignol
5/21/2004	MLS	HC	Helen Chinal
6/6/2000	Inspected	163	PATRIOT
12/28/1999	Mailer Sent		
12/16/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	OTHER FIX= 4TH FIX IN FULL BATH& BMT SINK.								10	13	PAT	13				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	A Bath: 1	Rating:									5	9	OFF	8				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	3/4 Bath: 1	Rating: Good									8	10	FFL	BMT	8			
OthrFix: 2	OthrFix: 2	OthrFix: 2	OthrFix: 2	A 3QBth: 1	Rating: Good									19							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: C+ - Average (+)	Year Blt: 1925	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1								9	HST	OSP	10				
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	A Kits: 1	Rating:									27	UAT	SFL	FFL	BMT			
				Fpl: 1	Rating: Good									8	EFP	BMT	8				
				WSFlue: 1	Rating:									3							
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3					
Prim Floors: 3 - Hardwood	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Name:	Total: 10.8 %	Override:	General:	Additions:				M									
Electric: 3 - Typical	Insulation: 2 - Typical	Bsmnt Gar:	Electric: 3 - Typical	Const Adj.: 1.00889909	Adj \$ / SQ: 145.974	Other Features: 91650	Grade Factor: 1.10	Kitchen:													
Int vs Ext: S	Heat Fuel: 1 - Oil	NBHD Inf: 1.00000000	NBHD Mod:	Adj Total: 526553	Depreciation: 56868	WtAv\$/SQ:	AvRate:	Baths:													
Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	% AC:	Depreciated Total: 469685	Final Total: 469700	Juris. Factor: 1.00	Before Depr: 160.57	Ind. Val:													
% Com Wall:	% Sprinkled:	COMPARABLE SALES												Sub Area	SUB AREA DETAIL						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				171.0-0005-0002.A								
SPEC FEATURES/YARD ITEMS																IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
3	Garage	D	Y	1	12X25	A	AV	1934	23.33	T	40	101			4,200		4,200				
More: N	Total Yard Items:	4,200		Total Special Features:			Total:	4,200													